

**CITY OF MONTEREY PARK
DESIGN REVIEW BOARD AGENDA**

REGULAR MEETING

**Monterey Park City Hall Council Chambers
320 West Newmark Avenue
Monterey Park, CA 91754**

**TUESDAY
JULY 07, 2015
7:00 PM**

MISSION STATEMENT

**The mission of the City of Monterey Park is to provide excellent services
to enhance the quality of life for our entire community.**

Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the Design Review Board less than 72 hours before this scheduled meeting are available for public inspection in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at <http://ci.monterey-park.ca.us/home/index.asp>. Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Community and Economic Development Department – Planning Division and are available for public inspection during regular business hours.

PUBLIC COMMENTS ON AGENDA ITEMS

For members of the public wishing to address the Design Review Board regarding any item on this Agenda, including Oral Communications, please fill out a speaker card and return it to Planning staff before the announcement of the Agenda Item.

Speakers are provided five (5) minutes per individual on each published agenda item. Individual speakers may consolidate time with another speaker's time; the total consolidated time cannot exceed two (2) minutes per speaker giving up time. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on an individual Agenda item. If there are a large number of speakers on a particular agenda item, the Chairperson, as confirmed by the Design Review Board, may reduce the amount of time allotted to each speaker or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the Community and Economic Development Department twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

CALL TO ORDER – Chair Allen Wong

ROLL CALL – Vice-Chair Wally Tsui, Member Eric Brossy de Dios, Joseph C. Reichenberger and Celeste Morris Nguyen

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

ORAL AND WRITTEN COMMUNICATIONS

MINUTES – November 18, 2014, December 2, 2014, January 20, 2015, & February 3, 2015

[1.] UNFINISHED BUSINESS

None

[2.] NEW BUSINESS

2-A. ADDITION TO SINGLE-FAMILY DWELLING GREATER THAN 2,000 SQUARE FEET – 1611 ROLLING HILL DRIVE (DRB-15-15)

The applicant, Lifu Ju, on behalf of the property owner is requesting design review approval for a 675 square foot addition to the first floor and exterior remodel at 1611 Rolling Hill Drive in the R-1 (Single-Family Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303 (New Construction or Conversion of Small Structures).

It is recommended that the Design Review Board consider taking the following actions:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-15-15) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

2-B. NEW WALL SIGN AND MONUMENT SIGN – 588 MONTEREY PASS ROAD (DRB-15-08)

The applicant, Kiyoshi Graves, on behalf of the property owner, is requesting design review approval for a new wall sign and monument sign at 588 Monterey Pass Road in the O-P (Office Professional) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15311, Class 11(a) (Accessory Structures) for the installation of an on-premise sign.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-15-08) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.


[3.] BOARD MEMBERS COMMUNICATIONS AND MATTERS

[4.] ITEMS FROM STAFF

ADJOURN:

To the next regularly scheduled meeting on July 21, 2015.

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: July 7, 2015

AGENDA ITEM NO: 2-A

TO: Design Review Board
FROM: Michael A. Huntley, Community and Economic Development Director
BY: Harald Luna, Assistant Planner
SUBJECT: Addition to single-family dwelling greater than 2,000 square feet – 1611 Rolling Hill Drive (DRB-15-15).

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-15-15) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Lifu Ju, on behalf of the property owner, Hiram Lim, is requesting design review approval for a 675 square foot first floor addition and exterior remodel. The property is located on the west side of Rolling Hill Drive one property to the north from the northwest corner of Rolling Hill Drive and Brightwood Street. The subject property is approximately 8,600 square feet in size, and is currently developed with a 1,801 square foot one-story single-family residence with an attached 2-car garage. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Site Analysis

To the north, south, east and west are single-family residential properties. The subject and adjacent properties are on a hillside and relatively flat. The design and character of the surrounding residential dwellings consist of the mid-century tract and contemporary architectural styles, consisting of single-story dwellings with attached 2-car garages built in the late 1950's.

Project Description

The applicant is proposing a 625 square foot addition to the front (east) elevation of the dwelling and a 50 square foot addition to a portion of the rear (west) elevation of the dwelling and exterior remodel. The total living area will be 2,476 square feet. Based on the lot area of 8,600 square feet, the maximum living area that can be built is 3,440 square feet.

The R-1 zone allows for a maximum building height of 30 feet. The building height for the proposed first floor addition will be 16 feet 2 inches. According to the floor plan, the addition areas will include a new living room, powder room, master bedroom with a walk-in closet and bathroom, and a front porch. The existing floor areas will include a family room, kitchen, dining room, 3 bedrooms, a bathroom, and the existing two-car garage with an attached storage area. The existing and the proposed floor addition areas of the dwelling meet the required first floor setbacks of 5 feet from the interior side (north and south), 20 feet from the front (east), and 25 feet from the rear (west) property lines.

Architecture

The existing house was built in 1957 and has a mid-century tract architectural style. The applicant is proposing to remodel the exterior to a mid-century tract architectural style with contemporary design elements which will be consistent with the surrounding residential dwellings. The building walls of the dwelling will consist of a combination of a stucco finish and decorative stone veneer (Cultured Stone Products: Pro-fit Ledgerstone Platinum color). The stucco will be painted in a light brown color (Behr: Shortbread Cookie color; Model-BXC-64). The stone veneer will be used as an accent on the front (east) and south side elevations of the dwelling. The front (east) elevation and a portion of the rear (west) elevation of the dwelling will have a gable roof design that is consistent with the design of the dwelling and the gable roof designs of the surrounding residential dwellings. The decorative under eave stucco treated molding on the front elevation will be painted and the roof fascia on the side and rear elevations will be painted brown to compliment the primary color of the dwelling. Staff recommends that the under eave decorative molding be applied to the side and rear elevations to maintain continuity with the design of the dwelling. The roof will have terracotta gold colored concrete tiles (Eaglelite light weight products, 418 Terracotta Gold Flashed: Malibu). The applicant is proposing to use dual pane white vinyl frame windows (Value Windows & Doors: Vinyl: white) and decorative stucco treated window trim moldings painted in a white color (Behr: Pure Whites: Ultra Pure White) to compliment the primary color of the dwelling. The horizontal concrete foam core band will be painted in a white color to match the window trim moldings.

The front elevation will feature a decorative front porch comprised of square columns with decorative trim moldings. The entry double doors will be comprised of a solid core wood material with a natural wood stain finish and decorative glazing (The Home Depot Products: SH-556, Mahogany Type Arch Glass Prefinished Golden Oak Beveled Brass, Solid Wood). The garage door will be a sectional decorative galvanized steel panel door

with the top section windows painted an almond color (Clopay: Value Series, Long Panel Design with a embossed wood grain finish, Stockton 612, Almond) to compliment the architectural style of the dwelling. Furthermore, the block walls within the front yard area, as conditioned, will have a smooth stucco finish painted in a light brown color (Behr: Shortbread Cookie color; Model-BXC-64) color to match the dwelling.

Landscaping

Although no new landscaping is proposed, staff is recommending that additional drought tolerant plant species be used within the front yard area to reduce water consumption. In addition staff has included a condition that requires the applicant/property owner to provide a new landscape strip between the existing retaining wall and the driveway within the front yard area.

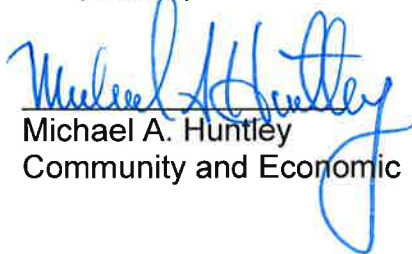
CONCLUSION:

Staff reviewed the application and believes the proposed additions and exterior remodel to the dwelling are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a mid-century tract architectural style with contemporary design elements and features, which fits within the character of the neighborhood.

Environmental Assessment

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303 (New Construction or Conversion of Small Structures).

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Site, floor, and elevation plans
- Exhibit C: Color elevations
- Exhibit D: Existing site photographs

EXHIBIT A

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the site and floor plans date-stamped April 20, 2015, and the elevation plans date-stamped June 23, 2015 unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a 675 square foot first floor addition and exterior remodel and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. At the time of plan check a revised site plan must show the location of the HVAC condenser unit. The HVAC condenser unit must be located in the rear or interior side yard screened from public view and must be located 25 feet from any opening in a residential building on an adjoining lot.
10. All Landscaped areas must be properly maintained at all times.
11. At the time of plan check the revised site plan must provide a minimum 5 foot wide landscape planter between the existing retaining block wall and driveway area, subject to the review and approval of the Planner.
12. A landscaping and irrigation plan for the front yard area must be submitted as part of the plan check submission. The landscape plan must clearly indicate the type and size of all proposed plants with careful consideration given to the use of drought-

tolerant specimens and xeriscaping practices. The irrigation plan must show the use of a drip irrigation system within the landscape planter areas, subject to the review and approval of the Planner. The drip irrigation system must be installed and operating prior to final inspection.

13. The plan check elevation plans must show roof drainage, such as gutters and downspouts (matching exterior building color), subject to the review and approval of the Planner.
14. The retaining concrete block wall located along the driveway within the front yard area must be stucco treated and painted a light brown color (Behr: Shortbread Cookie color; Model-BXC-64) to match the dwelling, subject to the review and approval of the Planner. The applicant/property owner must verify the ownership and location of the existing block walls and obtain all necessary approvals to perform stucco treatment and painting on walls prior to commencing any work.
15. At the time of plan check a revised roof plan must show the gable roof design for the rear (west) portion of the dwelling to match the elevation plans.



Design Review Board Staff Report

DATE: July 7, 2015

AGENDA ITEM NO: 2-B

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Harald Luna, Assistant Planner

SUBJECT: New Wall Sign and Monument Sign – 588 Monterey Pass Road (DRB-15-08).

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-15-08) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Kiyoshi Graves, on behalf of the property owner, is requesting design review approval for a new wall sign and monument sign at 588 Monterey Pass Road. The subject property is located on the east side of Monterey Pass Road, between Vagabond Drive and Garvey Avenue. The subject property is zoned O-P (Office Professional) and designated E/T (Employment/Technology) in the General Plan.

Site Analysis

The subject property is developed with a single-story industrial commercial building and related parking area to the front, side and rear area of the lot. The subject commercial space is currently occupied by a recycling center "Evolution Recycling, Inc."

The surrounding properties to the west, south and north consist of single and multiple story industrial and commercial buildings. To the east are single-family residential properties. The design and character of the surrounding wall signs consist of individual channel letter non-illuminated wall signs that have a combination of both the modern letter alphabet and Chinese characters contained within one or two rows of text. The surrounding monument signs consist of multi-tenant panel internally-illuminated signs with decorative finishes to match the buildings.

Project Description

Wall Sign:

The new primary wall sign will be installed on the front (west) facing elevation. The new primary wall sign will consist of two rows of text that read "Evolution Recycling, Inc." to identify the business name. The new wall sign will be comprised of individual non-illuminated channel letters. The sign will be comprised of 2 inch foam letters with acrylic faces. The sign faces of the first row of text will be painted with a dark green color that fades to a lighter green color (Chromate Medium Green 144, Chromate Lemon Yellow 130) with a white outline and an orange border (PMS164C Orange). The recycling logo will be painted white with a green outline and an orange border (PMS 164C Orange). The sign faces of the second row of text will be painted orange (PMS 164C Orange).

The first line of text for the sign copy will be 18 inches tall and the second line of text will be 12 inches tall, and have a sign copy width of 14 feet 5 inches, for a total sign area of 39 square feet. The business has a frontage of 40 feet, which allows a maximum sign area of 40 square feet. The proposed wall sign will be placed at a maximum height of 15 feet measured from the ground floor to the top of the sign. The sign placement location will allow for clear visibility of the sign from the public right-of-way and will help balance the overall architectural design of the building.

Monument Sign:

As part of the request the applicant is proposing to construct a new monument sign. The new monument sign will be constructed within the existing landscaped area located adjacent to the front property line approximately 11 feet south of the main driveway, 10 inches from the front (west) property line and 15 feet 6 inches from the curb face. The monument sign will face north and southbound traffic. The monument sign, as proposed, will be double-faced, with a single lexan panel and individual vinyl letters. The total height of the monument sign, including the base will be 7 feet tall. The total area of the monument sign will be 56 square feet. The property is permitted to construct a monument sign not to exceed 7 feet in height and 56 square feet in area per side. The sign cabinet will measure 6 feet in height, 8 feet wide and 1 foot 8 inches deep. The 2 inch aluminum reveal between the sign cabinet and the base will be painted brown (Dunn Edwards: DE6195, Prairie Grove). The monument base will be 10 inches tall, 8 feet wide and 2 feet deep.

The sign will be comprised of a square white lexan panel (3/16 inch white lexan panel) with aluminum returns painted brown (1.5 inch aluminum retainers; Dunn Edwards: DE6195, Prairie Grove). The monument sign base will be a concrete material and painted, as conditioned, a brown color to match the base and trim color of the building. The monument sign will consist of the company name that reads "Evolution Recycling, Inc." followed by the price per pound and hours of operation. The price per pound will be comprised of clear acrylic reader tracks with a changeable copy. The height of the text

will be a minimum of 6 inches and a maximum of 18 inches. The sign text will be comprised of a combination of green, black, orange and blue vinyl letters (Digital graphic Print, PMS 1645C Orange, 3M #3630-84 Tangerine, Black Opaque).

Although the proposed sign meets the size regulations for a monument sign, staff believes that the design of the monument sign face is not consistent with the design of the building and recently approved monument signs in the surrounding area. The recently approved monument signs by the Design Review Board were comprised of an anodized aluminum material painted to match the building walls with a routed-out push thru design and opaque acrylic channel letters. Per the City of Monterey Park Municipal Code (MPMC) 21.24.480, the sign design must be compatible with the architectural design and details of the building. Staff is recommending that the monument sign face be redesigned with a more durable and professional quality material that will compliment the design of the building. This can be achieved by dividing the proposed monument sign into two sections (lower and bottom sections) to provide relief to the continuous height of the sign cabinet. Using higher quality professional and durable materials, such as, an anodized aluminum or pre-finished aluminum backing that is painted a brown (Dunn Edwards: DE6195, Prairie Grove) color to match the building walls with a routed-out push thru design and opaque acrylic channel letters will achieve this effect. Also, staff is recommending that the text layout for the price per pound and hours of operation be designed within two line copies and centered on the sign face area.

Furthermore, the area around the monument sign, as conditioned, will include new landscaping. The landscaping will consist of a combination of plants that are a minimum size of 5 gallons and of a drought tolerant plant species.

CONCLUSION:

Staff reviewed the application, conducted a site inspection of the property and believes the proposed wall sign and monument sign are appropriate for the site and compatible with the signs from the surrounding commercial uses, with the recommended conditions.

Environmental Assessment

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under Section 15311, Class 11(a) (Accessory Structures) for the installation of an on-premise sign.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

Exhibit A: Conditions of Approval

Exhibit B: Sign and site plan

Exhibit C: Existing site photographs

EXHIBIT A

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with wall and monument sign plans date-stamped July 2, 2015, and monument sign detail plan date-stamped June 18, 2015, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a new non-illuminated wall sign and an internally illuminated monument sign and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All Landscaped areas must be properly maintained at all times.
10. The new landscape planter area located around the monument sign must be planted with adequate groundcover with careful consideration given to the use of drought-tolerant specimens and xeriscaping practices, subject to the review and approval of the Planner. A minimum of 5-gallon plants must be used. Groundcover must be used throughout the planter areas. Plants must be installed prior to final inspection approval.
11. The applicant/business owner must obtain a certificate of occupancy and a business license prior to obtaining a building permit for the signs.
12. The base of the monument sign must be painted brown to match the building trim color.